



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: **PM-2**

July 25, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LAC+USC MEDICAL CENTER OUTPATIENT BUILDING
EARTHQUAKE RECOVERY PROJECT
AWARD AGREEMENT
SPECS. 5579; LACO 4711; DSR 02430
SUPERVISORIAL DISTRICT 1
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

Award and authorize the Director of Public Works to execute an agreement with Frank R. Webb Architects, Inc., to provide architect/engineer services for the earthquake repair work at the LAC+USC Medical Center Outpatient Building for a not to exceed fee of \$215,000 to be funded through the Federal and State Disaster Aid Budget, and establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Outpatient Building is a five-story, cast-in-place reinforced concrete structure with shear walls. Built in the early 1960's, the building is approximately 230,000 square feet and houses most of the general and specialty medical clinics for the LAC+USC General Hospital. The clinic serves approximately 500,000 outpatient visits per year during normal operation.

The Outpatient Building sustained architectural and structural damage as a result of the January 17, 1994, Northridge earthquake and its aftershocks. The facility has remained in

operation since the earthquake. Once repaired, this facility will provide the medical center's clinical space during construction of the replacement project. The Grant Acceleration Program settlement with FEMA includes funding for replacing shear wall panels, epoxy injecting north and south exterior shear wall cracks, and patching and painting interior and exterior walls.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Service Excellence since completing the LAC+USC Medical Center Outpatient Building earthquake repair project will give the public access to a safer building, which could prevent injuries or loss of life from future seismic events.

FISCAL IMPACT/FINANCING

The recommended agreement is for a not to exceed fee of \$215,000. Sufficient funds are available in the Federal and State Disaster Aid Budget for awarding the recommended agreement.

The total estimated cost of the project is \$3,068,000. The repair of the facility is funded through the FEMA Grant Acceleration Program and a net County cost commitment, as appropriate. Subject to expenditure audits and approvals by FEMA/OES, the anticipated net County cost commitment for the Outpatient Building is \$645,338. The Project Schedule and Budget Summary are included in the enclosure.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard contract, in the form previously approved by County Counsel, will be used. The contract will include the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN, Contractor Employee Jury Services Program, and Child Support Compliance.

ENVIRONMENTAL DOCUMENTATION

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

CONTRACTING PROCESS

The County's Architectural Evaluation Board process was originally used to determine the best qualified firm for the project. Two firms submitted proposals for review and evaluation. The firms were evaluated and ranked based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements without regard to race, creed, color, or gender. Negotiations with the top ranked firm, AC Martin, were unsuccessful because the fees requested by the firm exceeded the maximum Architect/Engineer Fee Guidelines approved by your Board on August 21, 1990. Negotiations were then conducted with the second ranked firm, JGM/JAMA, with the same results.

Subsequently, the County used the accelerated architect/engineer selection process approved by your Board on June 27, 2000. This process allows the AEB to provide the County with lists of qualified architect/engineer firms for specific types of building designs. Using this process, a single firm is chosen from the AEB's "short list" and invited to submit a proposal. Frank R. Webb was selected to submit a proposal based on the firm's qualifications to perform medical clinic design services.

In May 2001, Public Works executed a contract with Frank R. Webb for a not to exceed fee of \$45,000 to review the FEMA scope, identify and recommend any scope revisions to obtain a permit, and prepare a construction budget estimate.

On February 3, 1998, your Board requested that contract opportunities be listed on the Office of Small Business website. However, this project was not listed on the website because the Architectural Evaluation Board evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Office of Small Business website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

Frank R. Webb has agreed to provide the remaining design and construction administration services for a not to exceed fee of \$215,000. The total fee of \$260,000 is consistent with the Architect/Engineer Fee Guidelines. The construction administration portion of the fee will be billed during the construction phase and only after your Board's authorization to proceed with construction. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

The Honorable Board of Supervisors
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Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended agreement as this agreement is for non-Proposition A services.

Frank R. Webb's Community Business Enterprise participation fact sheets and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN Program)
Department of Health Services
Office of Affirmative Action Compliance

July 25, 2002

ENCLOSURE

**LAC+USC MEDICAL CENTER, OUTPATIENT BUILDING
EARTHQUAKE RECOVERY PROJECT
AWARD AGREEMENT
SPECS. 5579; LACO 4711; DSR 02430**

I. PROJECT SCHEDULE

Project Activity	Scheduled Date
Project Program	10/28/00*
Design Phase <ul style="list-style-type: none">- Contract Execution- Construction Document Submittal- Jurisdictional Approval	08/22/02 12/14/02 01/16/03
Construction Bid and Award	05/06/03
Construction <ul style="list-style-type: none">- Substantial Completion- Acceptance	04/26/04 06/21/04

* Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Construction	
(a) Construction	\$ 1,737,100
(b) Bid Range Budget (10 percent)	<u>173,700</u>
Subtotal	1,910,800
(c) Asbestos Removal	75,200
(d) Change Orders (15 percent)	<u>260,600</u>
Subtotal	\$ 2,246,600
Consultant Services	
(a) Design Services	\$ 260,000
(b) Construction Management	247,000
(c) Survey, Testing & Inspections	<u>44,000</u>
Subtotal	\$ 551,000
Miscellaneous Expenditures	
(b) Print/Blueprinting	\$ 3,500
(c) Legal Advertising	<u>1,900</u>
Subtotal	\$ 5,400
Jurisdictional Review and Plan Check	\$ 25,000
County Services	\$ 240,000
TOTAL	\$ 3,068,000